

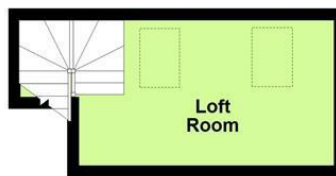
Ground Floor



First Floor



Second Floor



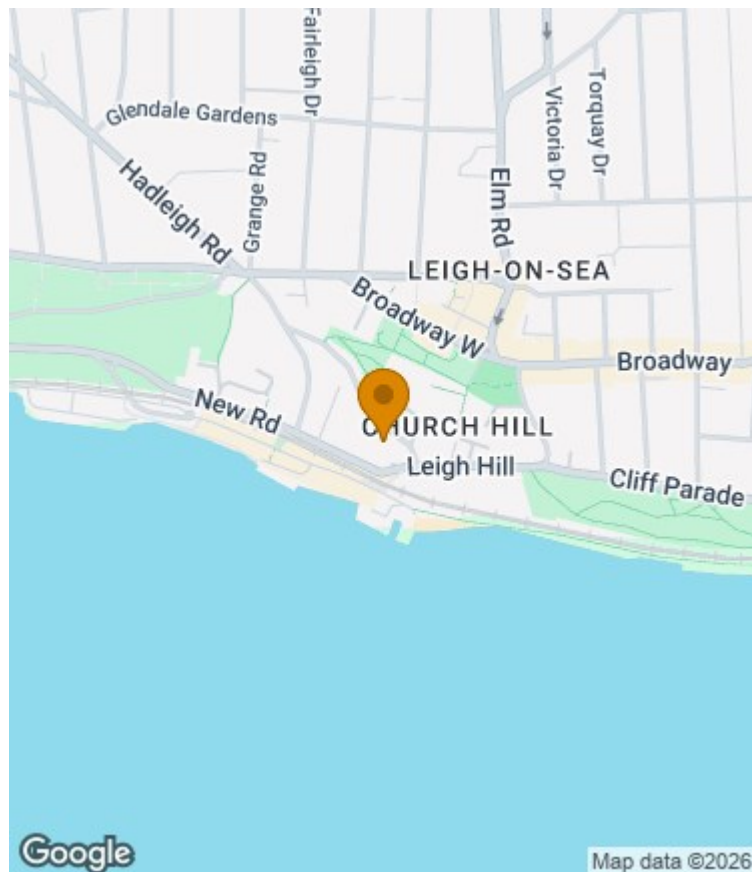
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

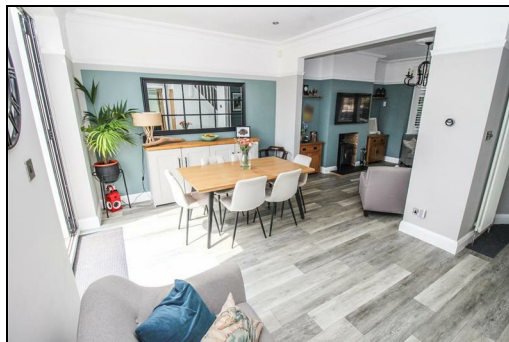
Viewing

Please contact our Sales & Letting Office on 017027 10555 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guideline and do not constitute any part of an offer or contract. Intending purchasers should rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representations



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REMARKABLE PERIOD HOME WITH ESTUARY VIEWS
EXTENDED TO PROVIDE GROUND FLOOR SHOWER ROOM / UTILITY ROOM
COZY LOUNGE WITH MULTI-FUEL BURNER AND SHUTTERS
MOLYLANS FULLY FITTED KITCHEN
DOUBLE WIDTH PLOT WITH 50' WIDE WRAP AROUND REAR GARDEN

STUNNING INSIDE AND OUT WITH ABSOLUTELY NO EXPENSE SPARED
THREE BEDROOMS - ONE AND TWO WITH FITTED SHUTTERS
ELEGANT DINING AREA WITH BI-FOLDING DOORS ONTO REAR GARDEN
BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS
OFF STREET PARKING FOR THREE CARS

LEIGH PARK ROAD, Leigh-On-Sea
GUIDE PRICE £800,000 - £850,000



WHAT & WHERE - THIS REMARKABLE SEMI-DETACHED PERIOD HOME HAS HAD NO EXPENSE SPARED BY THE CURRENT OWNER WITH METICULOUS ATTENTION TO DETAIL AND PRESENTATION THROUGHOUT. NOT MANY HOMES IN LEIGH ON SEA BOAST BOTH ESTUARY VIEWS AND OFF ROAD PARKING FOR THREE CARS, MAKING THIS PROPERTY UNIQUE. WITH THREE BEDROOMS, LOFT ROOM, ELEGANT DINING AREA WITH BI-FOLDS ONTO THE REAR GARDEN, MOYLANS FULLY FITTED KITCHEN, COSY LOUNGE WITH MULTI-FUEL BURNER AND SHUTTERS. HAVING BEEN EXTENDED TO PROVIDE A GROUND FLOOR SHOWER / UTILITY ROOM. THE BEAUTIFULLY LANDSCAPED FRONT AND REAR GARDENS WITH THE REAR GARDEN BEING APPROXIMATELY 50' WIDE, WRAPPING ROUND THE HOUSE AND TIERED TO OFFER VARIOUS SEATING AND ENTERTAINING AREAS.

WHY - WITH IT'S EASY ACCESS TO LEIGH STATION AND BEING MOMENTS FROM OLD LEIGH, THIS HOME WOULD BE PERFECT FOR THOSE WHO COMMUTE OR EQUALLY WOULD OFFER A DOWNSIZER A TRANQUIL RETREAT, BUT WITH THE BENEFIT OF ALL LOCAL AMENITIES, BARS RESTAURANTS, BOUTIQUES AND TRANSPORT LINKS ON THEIR DOORSTEP.

 3  1  2  D Council Tax Band : E



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Turner Sales & Lettings



ENTRANCE HALL
14'3" x 5'10" maximum
(4.34m x 1.78m maximum)

LOUNGE
14'5" into bay x 13'6" (4.39m
into bay x 4.11m)

DINING AREA
17'5" x 11'3" (5.31m x
3.43m)

MOYLANS FITTED KITCHEN
13'9" x 9'10" (4.19m x
3.00m)

**GROUND FLOOR SHOWER /
UTILITY ROOM**
9'6" maximum x 8'3" (2.90m
maximum x 2.51m)

LANDING
8'3" x 5'4" (2.51m x 1.63m)

BEDROOM ONE
14'6" into bay x 11'5" (4.42m
into bay x 3.48m)

BEDROOM TWO
11'7" x 8'11" (3.53m x
2.72m)

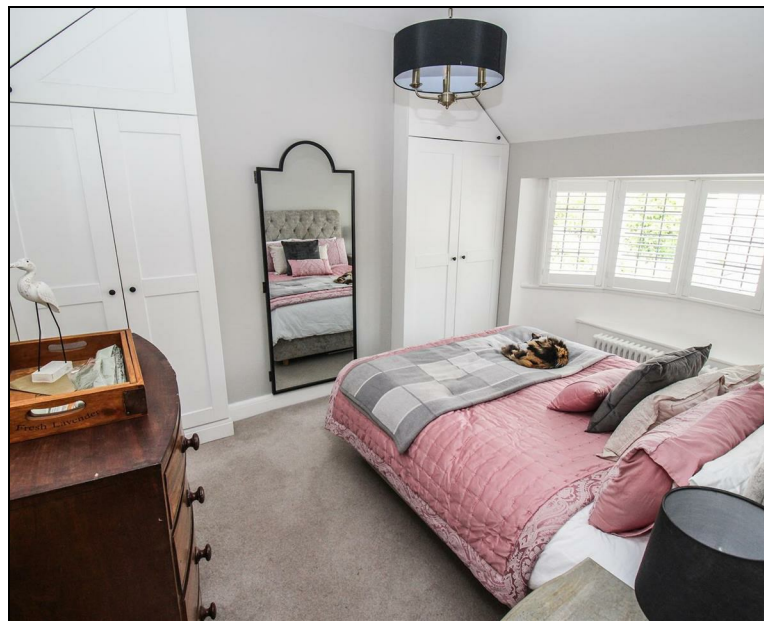
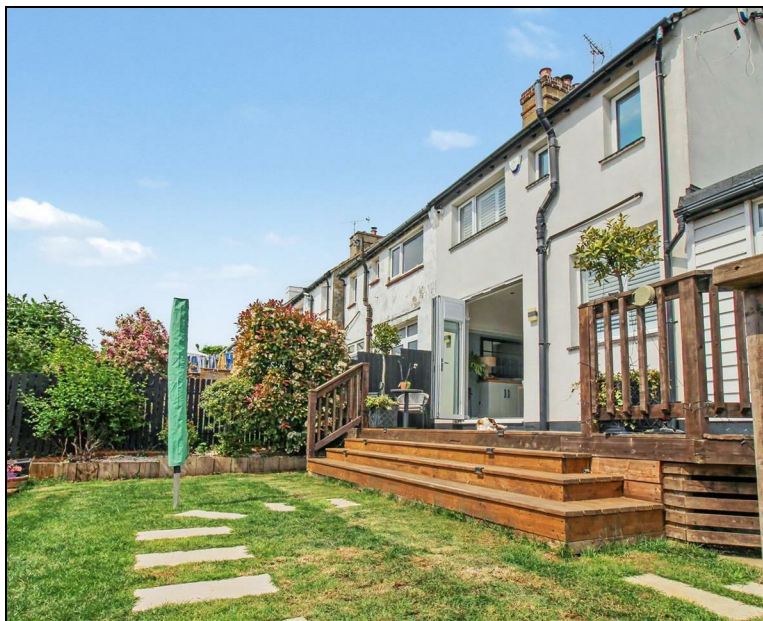
BEDROOM THREE
8' x 5'11" (2.44m x 1.80m)

BATHROOM
8'1" x 6'3" (2.46m x 1.91m)

LOFT ROOM
13'3" x 9'1" (4.04m x 2.77m)

**SOUTH FACING REAR
GARDEN**
approximately 30' x 50'
(approximately 9.14m x
15.24m)

**OFF STREET PARKING FOR
THREE CARS**



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